



Acertara Acoustical Laboratory: **Office Building**
Design-Build | GMP
Ground Up Construction

**Acertara Acoustical Laboratory:
Office Building**

1950 Left Hand Creek Lane
Longmont, CO 80501

Size: 29,835 SF

Construction:

Start: January 2021
Completed: April 2022

Contract Price:

Initial: \$4,610,628
Final: \$4,303,522

Delivery Method:

Phase I: Design-Build | GMP
Phase II: Design-Assist

Objective:

Collaborative workspaces, open office, flexible, inviting, future expansion, natural views, efficient glass walls.

Reference:

Levi Moore
President and COO
Acertara Acoustic Labs
lmoore@acertaralabs.com
303-815-2069

Design Team:

Hauser Architects—Prime
Consultant
Weeks & Associates—Structural
Integrated Mechanical—MEP
RJ McNutt—Electrical

Project Description

Acertara is a leading innovator of the development and advancement of technological solutions to enhance the performance and sustain the effective lifecycle of medical imaging and therapeutic devices that ensure the best possible patient outcome in a costeffective and timely manner.

Phase II encompassed additional workspace including clean air HEPA Filtration, compressed high purity air distribution.

Their growth and development in their business resulted in a need for additional office, flex laboratory, inspection, isolation rooms, machine/shop, shipping, receiving and associated ancillary space for their work.

Project Challenges

Given that this was the first building construction on a site being developed by a separate entity, the required fire service, water, and properly supported or paved drive access to three sides of the building became a challenge. The site developer had not progressed to this point and was behind schedule. This immediately delayed our anticipated start. Our options were to spend additional dollars for a temporary road and water or delay construction and face potential increases in winter conditions. By presenting accurate cost estimates and scheduling information, the Owner was able to determine that a delayed start would carry the least cost impact and was able to absorb a delayed opening that would not affect his business goals.



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Key Staff:

Ryan Brenneman, Project Executive
Miles McManus, Associate Project Manager
Mandy Howald, Project Coordinator
Gene Sheley, Superintendent
John Steen, Project Manager
Roice Hanks, Project Engineer
Fred Miskell, Superintendent

Cost Control Strategies

A strategy was presented to the Owner and Architect to install an EIFS exterior wall system with a roll-on, water-resistant air barrier in lieu of a standard hard coat stucco and Tyvek. This system ultimately provided a better air barrier and was able to be installed quicker therefore saving time to the overall schedule. This resulted in Owner savings while also creating better value.

Secondly, Sun coordinated with the Owner to self-perform flooring, network cabling, and providing millwork material. This reduced cost as the Owner had contacts that were able to provide reduced pricing on materials. Lastly, we encouraged the Owner to build in future infrastructure that would allow him to expand his building easily. By spending a small portion upfront on mechanical equipment/capacity as well as power and data pathways, this provided significant savings for the future build.

Design Strategies

We encouraged the Owner to design the building with both dual electrical and gas services to have flexibility of utility metering for his own production purposes as well as for any potential tenant responsibilities. We were able to provide this at no additional cost.

Secondly, we designed the building to have daylighting, glass wall partitions, and sunscreens. This also became a great benefit to utilize natural lighting which results in bright spaces and reduces energy consumption.

Lastly, we incorporated open exterior patio areas for the occupants of the building to enjoy. Both second and third level roof terraces will be utilized by their staff members. This was accomplished without any additional cost or change to the steel structure or roofing system.